



**LOUDON COUNTY
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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

February 18, 2014

The February meeting of the Loudon County Board of Zoning Appeals was called to order at p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Mr. Bright, and Ms. Terry.

Mr. Brown, Chairman of the Board, swore in those who were to give testimony in the meeting.

Motion to approve the January 21, 2014 minutes was made by Mr. McEachern, second was made by Mr. Bright. Motion carried 5-0.

Agenda Item A: Consideration of request for 300 sq. ft. building size variance to build an accessory building at 7125 Maple Hill Rd., referenced on Tax Map 50, Parcel 78.00, Zoned A-1 (Agricultural-Forestry), 7th Legislative District. Owner: Lanten Investments. Applicant: Jere Krieg

Mr. Krieg was present.

Mr. Newman explained the location of the property. He stated that the property was 1.4 acres. He said that that was a narrow strip that goes back to the buildable area, similar to a flag lot. He stated that it had a doublewide mobile home on the property before and has an existing septic system. He said that Mr. Krieg proposed to put a new residential home on the property and build an accessory building (48' X 62'). He said the provision in zoning regulations states that an accessory building in an A-1 zoning district cannot exceed 5% of the total land area. He stated that the accessory building he proposed to build was 300 sq. ft. larger than what is allowed. He said that Mr. Krieg would either have to agree to reduce the size of the accessory building or the Board has to decide to approve or deny the variance request. He stated that Mr. Krieg could decide to attach the structure to the proposed home.

Mr. Brown said that Mr. Krieg would not meet the required setbacks if he attached the structure to the home.

Mr. Newman stated that when Mr. Krieg was talking with him about the variance, that he did not want to downsize the building, because he would lose a drive bay into the

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building. He said that Mr. Krieg wanted a building large enough to store his antique car collection in.

Mr. Krieg said that he tried to downsize the size of the building, but it would help his need for the building. He stated that the existing buildings on the property were an eyesore. He said he could make the property look better, plus serve the purpose he needed.

Mr. McEachern stated that the lot was odd sized and maybe could be considered a hardship.

Mr. Newman said that it could be looked at as a hardship. He stated that he did not look at it as a hardship. He said that there was not a hardship in the buildable area on the property. He stated he did understand Mr. Krieg's situation and believed it would be an improvement on the property.

Mr. McEachern asked Mr. Krieg if he proposed to put another residence on the property.

Mr. Krieg stated that he proposed to put another residence on the property and rent the home.

Mr. Newman referred the Board to the photographs that were passed out before the meeting. He said that the buildable area of the property cannot be seen from the road.

Mr. McEachern made the motion to approve the variance request, second was made by Mr. Luttrell. Motion carried 5-0.

Agenda Item B: Consideration of request for lot size variance to resubdivide two existing non-conforming lots located at 2138 Palmer Drive, Shiloh Acres Subdivision, referenced on Tax Map 22C, Group A, Parcels 6.00 and 7.00, 6th Legislative District. Owner/Applicant: Sam Brown
Mr. Brown was present.

Refer to the discussion on the February 18, 2014 RPC Minutes about the rezoning request for this item.

Mr. Newman stated that both lots needed the lot size variance.

Mr. McEachern made the motion to approve the variance request, second was made by Ms. Terry. Motion carried 5-0.

Additional public comments: There were none.

Announcements and/or comments from Board/Commission: There were none.

Meeting was adjourned at approximately 6:15 p.m.

Martin Brown
Signed

3/18/14
Date